

118.0

0006

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

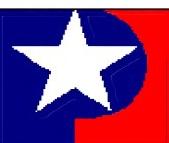
887,600 / 887,600

USE VALUE:

887,600 / 887,600

ASSESSED:

887,600 / 887,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		LORRAINE TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PLOTKIN HORACIO B	
Owner 2:	
Owner 3:	

Street 1: 7 LORRAINE TERRACE
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: FOTHERGILL JOHN J JR-ETAL -
Owner 2: FOTHERGILL SUSANNE -
Street 1: 7 LORRAINE TERRACE
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2228 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	4	Rolling	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	70.	0.99	5									422,522						422,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6120.000	465,100		422,500	887,600		76651
Total Card	0.141	465,100		422,500	887,600	Entered Lot Size	GIS Ref
Total Parcel	0.141	465,100		422,500	887,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	398.35	/Parcel: 398.3	Land Unit Type:	Insp Date

Total Card / Total Parcel
887,600 / 887,600
887,600 / 887,600
887,600 / 887,600

09/22/18	!9221!
PRIOR ID #1:	76651
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	12/10/20 23:43:31
PRIOR ID #2:	
PRIOR ID #3:	

PRINT	Date	Time
	12/10/20	23:43:31
LAST REV	Date	Time
	10/05/18	10:12:31
ASR Map:	apro	Prior Id #3:
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
FOTHERGILL JOHN	67354-209		6/1/2016		750,000 No No
	20987-388		1/1/1991		137,000 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/6/2015	458	Manual	1,000						9/22/2018	Inspected	BS	Barbara S												
3/13/2012	229	Manual	1,000	C					9/4/2018	MEAS&NOTICE	CC	Chris C												
8/21/2006	699	Redo Kit	20,000			G8	GR FY08		3/6/2017	SQ Returned	MM	Mary M												
7/7/2003	562	Addition	45,000	C		G6	GR FY06	2 story add	4/13/2009	Measured	372	PATRIOT												
7/12/2000	541	Wood Dec	2,000	C				14X30 WOOD DECK	7/19/2005	Permit Visit	BR	B Rossignol												
									3/22/2000	Inspected	276	PATRIOT												
									2/14/2000	Measured	270	PATRIOT												
									9/3/1993		RV													

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	14	3		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:											15	3		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1						1 SEL 10	1 SFL 11		
View / Desir:				Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Good	WSFlue:	Rating:				FFL				
GENERAL INFORMATION				CONDOS INFORMATION				Level	FY LR DR D K FR RR BR FB HB L O										
Grade: C+ - Average (+)	Year Blt: 1960	Eff Yr Blt:		Total Units:		Other										SFL			
Alt LUC:		Alt %:		Floor:		Upper										FFL			
Jurisdct: G17		Fact: .		% Own:		Lvl 2										BMT			
Const Mod:				Name:		Lvl 1											24		
Lump Sum Adj:				DEPRECIATION				Totals	RMs: 6	BRs: 3	Baths: 3	HB							
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL								
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %		Functional:		Interior:		1	6	3									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %		Economic:		Additions: 2003													
				Special:		Kitchen:													
				Override:		Baths:													
								Plumbing:											
								Electric:											
								Heating:											
								General:											
								Totals											
								1	6	3									
CALC SUMMARY				COMPARABLE SALES				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:			Basic \$ / SQ: 125.00	Size Adj.: 1.18818545	Const Adj.: 0.99989998	Adj \$ / SQ: 148.508												
Bsmnt Gar:				Other Features: 124891	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val									
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	LUC Factor: 1.00	Adj Total: 521366	Depreciation: 56307	Depreciated Total: 465058	Juris. Factor: 1.00	Before Depr: 163.36	Special Features: 0	Val/Su Net: 142.36	Final Total: 465100	Val/Su SzAd: 238.39						
# Heat Sys: 1	% Heated: 100	% AC: 50	Solar HW: NO	Central Vac: NO	% Com Wall: % Sprinkled:														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 118-0-0006-0018.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					